

PLANNING COMMISSION REPORT



MEETING DATE: June 8, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT Troon North Parcel Q - 6-ZN-2005

REQUEST Request site plan approval with amended development standards for a residential use on 13 +/- acre parcel located at the northeast corner of Pinnacle Vista & Alma School Parkway with Service Residential District (Hillside District) (S-R HD) zoning.

Key Items for Consideration:

- The applicant is choosing to develop the site under the Hillside District rather than ESL provisions.
- The original site zoning was part of the Troon North Master Plan zoning case, which provided that the site plan should return for Council approval
- Amended development standards are being requested for building height
- A Hillside Conservation area is dedicated on a portion of the site and will be adjusted as part of the DRB application to reflect site conditions
- A few neighbors have objected citing building heights and views

Related Policies, References:

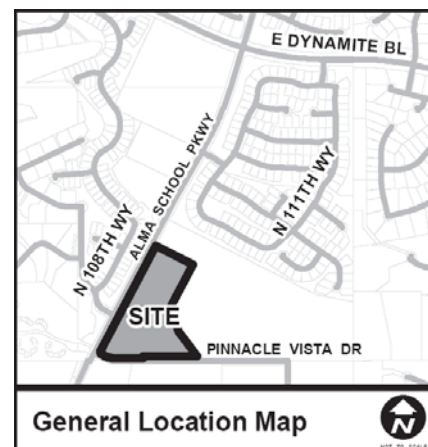
The site was zoned S-R (H-D) as part of the original Troon North Master Plan zoning case in the March 1986.

Case 43-Z-1994 is the most recent case affecting this area and updated development standards and land uses.

OWNER Pinnacle Paradise Inc
480-563-5191

APPLICANT CONTACT Eric Gerster
Terrevolution LLC

LOCATION Northeast corner of Alma School
Parkway and Pinnacle Vista Drive



BACKGROUND **Zoning.**
The site is zoned Service Residential (S-R HD) and Hillside Conversation (HC) District and are situated within the Hillside District. The S-R zoning district allows for minor office uses as well as residential use. The Hillside District was a zoning overlay district that was applied to this area prior to adoption of the ESL Ordinance in 1991 (See Attachment #11). Sites that were rezoned prior to 1991 are entitled to elect to develop under either the former Hillside District (HD) or ESLO provisions. The applicant has elected to develop under the Hillside Ordinance. With the case, the applicant also

requests amended development standards, related to building height. The Hillside District allows heights to be measured from natural terrain elevation.

General Plan.

The General Plan Land Use Element designates the property as Office and Natural Open Space. The office category provides a variety of office uses. Minor office uses have a residential scale and character and are generally 1 story in height, and are low generators of traffic. Strict development and landscaping requirements are required where located adjacent to residential uses. The Natural Open Space category applies to areas where significant environmental amenities may exist, such as steep slopes and boulder features. Conservation open space areas.

Context.

This subdivision is located south of the Alma School Park and School site and south of the new City fire station. The surrounding property is zoned O-S for the park site toward the north and east, R-4 on the west side of Alma School Parkway and C-2 to the south and southwest. Reata Pass Steakhouse and Greasewood Flats are situated south of the site, Echo Ridge (R-4) residential community is situated north of the park site and Pinnacle Canyon at Troon North is situated west of Alma School Parkway. (See aerial Attachment 2, 2A)

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

The request is for approval of the site plan and amended development standards for the proposed residential condominium development. The original Troon master plan zoning for the area required commercial sites to return to Council for site plan approval. The applicant states greater demand exists for residential use rather than office use of the site, while both uses are permitted in this zoning district. Also, the applicant indicates less traffic is generated by the residential than the office use, and therefore less impact on the neighborhood. To accommodate the site plan, a minor modification to the existing Hillside Conservation line is requested as part of the DRB application. The amended development standards for building height are requested to allow that up to 25% of the floor area, be permitted to increase by 6 feet from 18 to 24 feet measured from natural grade. The amended development standards for building height provide greater flexibility and result in less impact in the development of the site by allowing pads to be set into and along the hillside and to reduce cuts and fills. This allows for more flexible pad grading while actual building heights would still be no more than 18 ft. above the finished pad level.

Key Issues.

- The site plan is required to receive approval by Council
- The applicants have chosen to develop the site for single family rather than office use, both are permitted uses in the S-R District
- Amended development standards for building height are requested

Development information.

- *Existing Use:* Undeveloped land including an existing, dedicated Hillside Conservation area

- *Buildings/Description* 29 single family homes
- *Parcel Size:* 13 acres (gross)
- *Building Height Allowed:* 18 feet
- *Proposed Building Height:* The applicant requests amended development standards to allow building height to exceed 18 feet for up to 25% of the building floor area to a maximum of 24 feet high, measured from natural grade however, heights would still be no more than 18 ft. above pad grade.
- *Floor Area:* Single family homes range from 2,790 to 3,345 sq. ft. for an overall area of 89,000 sq. ft. +/-, Floor Area Ratio is 0.18 provided with 0.25 FAR allowed
- *Other:* Minor modification to the Hillside Conservation boundary, is requested with the associated DRB case for site plan and development approval of the homes

IMPACT ANALYSIS

Traffic.

The site has access from Alma School Parkway (90 ft. wide Major Collector), immediately opposite from the access to Pinnacle Canyon at Troon North and 108th Street. This is a full access permitting right and left in, and right and left out turns. Internal streets are gated with 28-foot wide driveways terminating in cul-de-sacs to access homes. A 30-foot wide fire station and park access dedication is provided along portions of the northern boundary of the site. A traffic statement prepared for the project indicates that about 313 vehicle trips daily would be generated by this residential use including about 29 and 34 trips during the AM and PM peak hours respectively. The analysis indicates that the proposed residential use of the land would not impact the adjacent streets to the level experiences if the site were developed for office use, when up to 1,800 trips per day would be generated. No access is provided to Pinnacle Vista Drive to the south.

Water/Sewer.

Water and sewer can be extended to the site from existing water and sewer lines located along Alma School Parkway. Sufficient capacity exists to accommodate this use.

Fire.

Sufficient room and road widths are provided for turning and maneuvering of fire apparatus for this site. An emergency vehicles (Knox Box) access will be provided from the northern cul-de-sac to the Park access road.

Schools District comments/review.

Cave Creek Unified School District has been notified of this application and has not objected to this proposal.

Open space, scenic corridors.

A minimum 30-foot wide, 40-foot average width scenic buffer is provided along the site's Alma School Parkway frontage. An existing 1.66 acres Hillside Conservation (HC) area along the eastern side of the site contains a hilltop rock outcrop area. This HC area boundary will be adjusted to maintain the same overall area but also to better reflect site conditions and provide for the proposed usage of the site. Excluding the HC area, a total of 2.20 acres of NAOS is provided on-site, with 1.89 acres of NAOS to be transferred from the Troon Community NAOS surplus, for a total of 4.09 acres of NAOS provided and 3.86 acres required. Overall, with both HC and NAOS areas, 5.75 acres or 44% of the site area is provided as open space, while 36% is required. A 6-foot wide sidewalk will be provided along the site Alma School Parkway frontage.

Policy Implications.

A stipulation of the Troon North master plan zoning case required the potential commercial sites to return to council for site plan approval. The applicant requests residential condominium use rather than professional office use of the site. The applicant has elected to develop the site under the Hillside Conservation District provisions rather than ESLO however, will also endeavor to meet the provisions of ESL wherever possible.

Community Involvement.

About 90 neighbors within 750 feet of the property were notified of the proposal by letter and a neighborhood meeting was held on March 15, 2005. A project under consideration was also posted on the site. Seventeen (17) people attended the meeting. Comments were pro and con with negative comments relating to assuring homes are kept off of the hillside and boulder areas, and the negative affect of development the site regarding views. Staff has received 3 letters of opposition and 1 letter of support. The Coalition of Pinnacle Peak has inquired about the use of HD vs. ESL standards for the site, but has provided no other comments to date.

Community Impact.

Use of the site for residential units appears to have less of an impact from traffic than an office use. The site is one of the last remaining undeveloped properties in Troon North. The site has areas that are both suitable and unsuitable for development. The site plan proposed has endeavored to make the best use of the site while protecting less suitable and undevelopable areas as open space. The amended development standards for building height are intended to provide greater flexibility and less impact for site development by allowing pads to be set into and along the hillside and to reduce cuts and fills. Twenty-four (24 ft.) building heights measured from natural grade permit variations in the pad height on the sloped ground, while still maintaining actual building heights of 18 ft. measured above pad levels. Minor adjustments to the Hillside Conservation boundary at the DRB review, will accommodate site development and continue to conform to the intent of boulder and steep slope preservation. Views from adjoining properties will not be adversely impacted.

**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**


Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

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APPROVED BY

Al Ward
Report Author



Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
- 1A. Amended Development Standards
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. Site Plan
11. Hillside District Ordinance



City of Scottsdale PROJECT NARRATIVE



☒ Rezoning/Site Plan Approval ☐ Other

☐ Use Permit

☐ Development Review

☐ Master Sign Programs

☐ Variance

Case # 1458 -PA- 03

Project Name Quisana by Cielo Homes
(Parcel Q at Troon North)

Location NE corner of Alma School Pkwy. & Pinnacle Vista Rd.

Applicant Eric Gerster 602-390-1107

SITE DETAILS

~~Proposed~~ Existing Zoning: S-R (H.D./H.C.)

Use: Residential

Parcel Size: 13 acres-gross

☐ Gross Floor Area ☒ Total Units: 30

☐ Floor Area Ratio ☒ Density: 2.64 d.u./acre-Not Hillside Conservation Area

Parking Required: NA

Parking Provided: NA

Of Buildings: 30

Height: 18'

Setbacks: N- 10' S- 10'
E- 10' W- 30'-40'

In the following space, please describe the project or the request

This submittal is for the approval of a residential subdivision on a 13-acre parcel within the Troon North master-planned community. This property is currently zoned S-R (Service Residential) (H.D./H.C.), and as such can be developed as either a commercial or residential property. The owner, Cielo Homes, has elected to build a private and gated, 30-lot subdivision of single-family homes on this parcel, designed in such a way to be compatible with the neighboring communities.

A small portion of the wash will be rerouted through the property, while the rest will remain in its natural state, and a scenic buffer will be dedicated along Alma School Parkway in order to match previous Troon North subdivision Development.

The proposed site plan will follow the existing Hillside Ordinance requirements and conditions, and the developer will not elect to convert to the Environmentally Sensitive Lands Ordinance.

ATTACHMENT #1

6-ZN-2005
4-4-05

Sec. 5.1100. (S-R) SERVICE RESIDENTIAL.

Sec. 5.1101. Purpose.

A district composed of certain land and structures used primarily to provide administrative, clerical, and professional offices, of a residential scale and character, to serve nearby residential and commercial areas, as well as the city as a whole. These uses are characterized by low volume of direct daily customer contact. Secondly, this district provides for medium density residential. This district is designed to be a transitional zone, and should be used to buffer low density residential uses from more intense land uses, districts, and heavily traveled transportation routes. The property development standards, while strict in order to protect adjacent low density residential uses, are designed to be flexible enough to allow experimentation in office and housing design, and to allow housing constructed within this district to incorporate its own protection from more intense adjacent uses.

Sec. 5.1102. Approval required.

No structure or building shall be built or remodeled upon land in the S-R district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.
(Ord. No. 3225, § 1, 5-4-99)

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(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1103. Use regulations.

A. Permitted uses. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional services.

- a. Business and professional offices: Offices in which merchandise, wares or goods are not created, displayed, sold or exchanged.
- b. Hospital for animals including boarding and lodging, provided that there are no open kennels maintained and provided that all activities will be in soundproof buildings.
- c. Medical or dental offices including laboratories.
- d. Studio for professional work or teaching of any form of commercial or fine arts such as photography, music, drama or dance.
- e. Municipal uses.
- f. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.

(1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.

(2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).

(3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.

(4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.

(5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.

(6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.

(7) Drop off area: A drop off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.

(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.

(9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

2. Residential.

a. Accessory buildings, private swimming pools, private tennis courts, home occupations and other accessory uses.

b. Dwelling units, multifamily.

c. Dwelling units, single family.

d. Temporary buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.

e. Temporary sales office buildings and model homes.

3. Retail.

a. Pharmacy, prescription, limited to pharmaceuticals only, as an appurtenant use to an office building, provided the entrance to the pharmacy is from the interior of the building, lobby or arcade.

4. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district:

a. Lot area: The minimum lot area shall be no less than twenty thousand (20,000) square feet (net).

b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to two-tenths (0.2) multiplied by the net lot area.

c. Building height: Building height, including steeples, towers, spires, and mechanical equipment (such equipment must be screened) shall be limited to thirty (30) feet in height, except that a maximum of ten (10) percent of the roof area may exceed the height limit by fifteen (15) feet. Height and location are subject to Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes sections 7.100--7.102, exceptions to height restrictions, which shall not apply to churches within this district.)

d. Open space: In no case shall the open space requirement be less than twenty-four (24) percent of the total lot area for zero (0) to twenty (20) feet of total building height, plus four-tenths (0.4) percent of the total site for each foot of height above twenty (20) feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirement subject to compliance with NAOS standards.

e. Parking: Parking shall observe the minimum front yard setbacks of the district for all frontages. On streets classified by the Scottsdale General Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line(s).

A minimum of fifteen (15) percent of all parking areas shall be landscaped.

A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts.

f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts.

There shall be a three-foot high landscaped berm along all street frontage where parking occurs.

h. Access: All churches must have primary access to a street classified by the Scottsdale General Plan as a minor collector or greater.

Access to a local or local collector residential street is prohibited when the primary worship center, auditorium or other major gathering place exceeds three thousand (3,000) square feet.

i. Operations: No outdoor activities shall be permitted after 10:00 p.m. No external speakers or paging systems.

5. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.

6. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.

B. Uses subject to a conditional use permit.

1. Bank (see section 1.403 for criteria).

2. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
3. Jewelry design or creation.
4. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
5. Vocational school for the teaching of culinary arts and sciences. School facilities may include the following:
 - a. Kitchen(s).
 - b. School offices.
 - c. Classrooms.
 - d. Ancillary public dining area(s). Food preparation for the dining facility shall only be serviced by students/classroom activities in connection with the school curriculum.
6. Wholesale sales of jewelry and works of art.
(Ord. No. 2335, § 1, 1-15-91; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1104. Property development standards.

The following property development standards shall apply to all land and building in the S-R district.

A. Open space requirements.

1. Main land uses that are density-based shall provide a minimum of thirty-six (36) percent of the net lot area in open space.
2. Main land uses that are not density-based shall provide a minimum of twenty-four (24) percent of the net lot area in open space.
3. Open space required by 1 and 2 above shall be provided in the following proportions:
 - a. A minimum of twelve (12) percent of the net lot area shall be provided as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage excluding drives. Exception: Where a lot has two (2) or more street frontages, there shall be no less than twenty (20) square feet of open space per one (1) foot of street frontage for one (1) street and no less than ten (10) square feet of open space per one (1) foot of street frontage excluding drives for other street(s).
 - b. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
 - c. The remainder of the required open space shall be provided in common open space.
 - d. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

B. Building height. No building shall exceed eighteen (18) feet in height except that 25% of the building may be built to a maximum of eighteen (18) feet above pad grade as long as the total height of the building does not exceed twenty-four (24) feet above natural grade. ~~as otherwise provided in article VII.~~

C. Density. The minimum gross land area per dwelling unit shall be three thousand five hundred (3,500) square feet.

D. Building setback.

1. Wherever an S-R development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained, except that accessory buildings for purposes of storage or carports may be constructed to within fifteen (15) feet of the adjacent district boundary line.

2. Wherever an S-R development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review [Board] or City Council if the existing or future development of the area around the site warrants such larger yards.

3. Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

E. Distance between buildings.

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.

F. Walls, fences and required screening.

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line of within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.

2. All parking areas shall be screened from view from all public streets.

3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.

4. All storage and refuse areas shall be screened as determined by the Development Review Board.

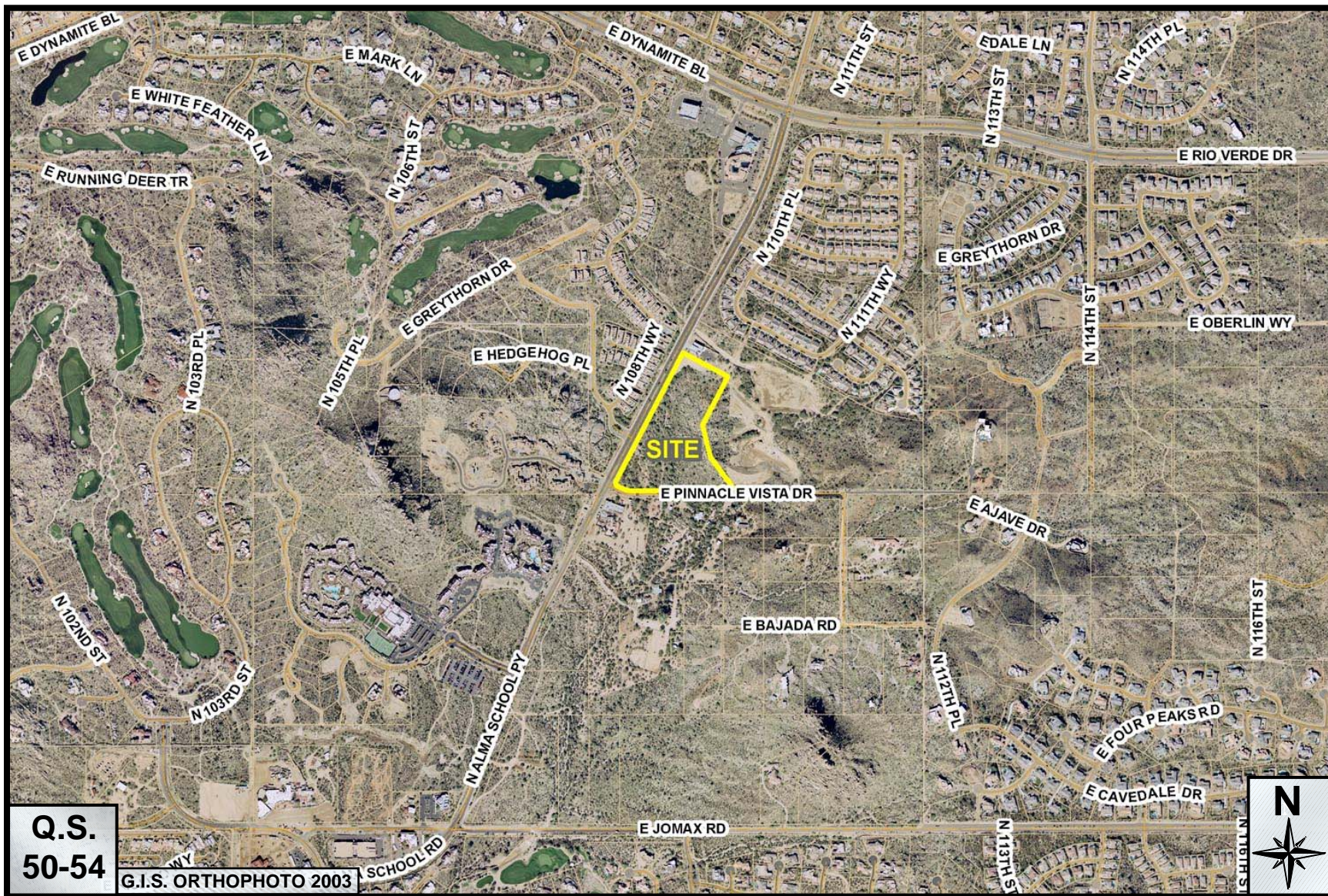
G. Access. All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.
(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95)

Sec. 5.1105. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.1106. Signs.

The provisions of article VIII shall apply.



**Q.S.
50-54**

G.I.S. ORTHOPHOTO 2003

Troon North Parcel Q

6-ZN-2005

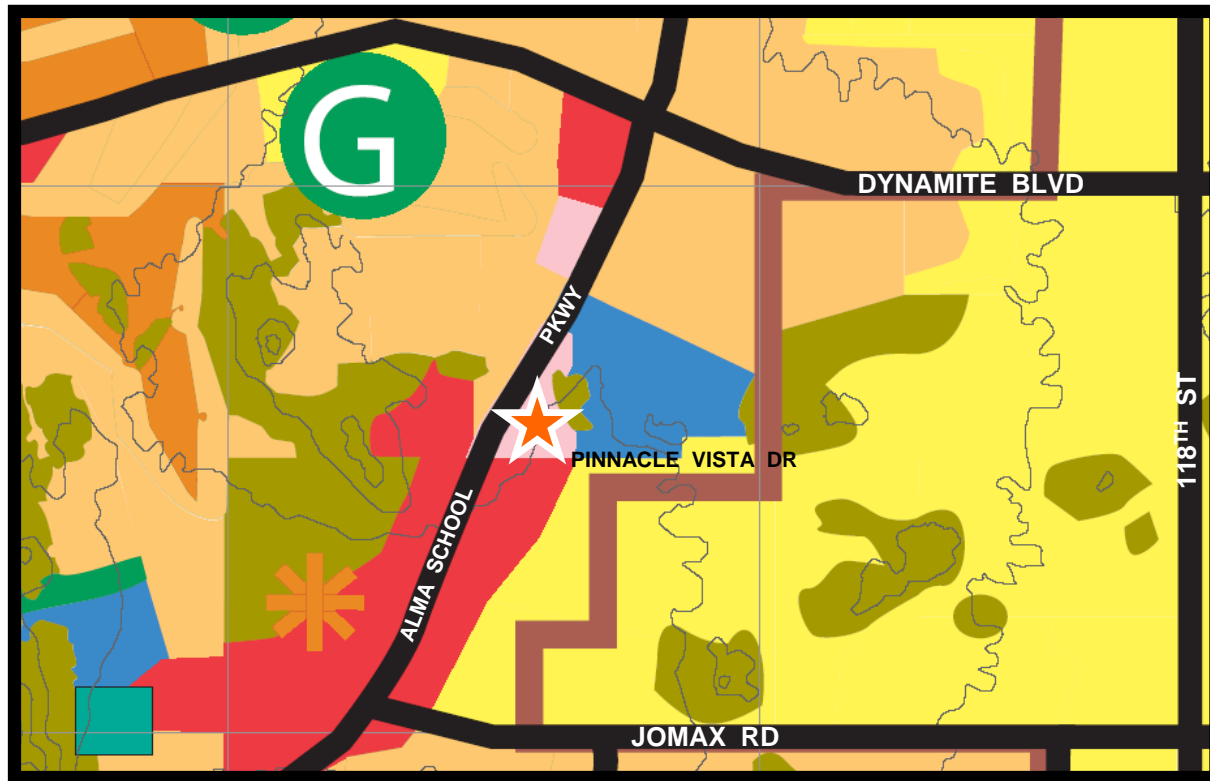
ATTACHMENT #2



Troon North Parcel Q

6-ZN-2005

General Plan



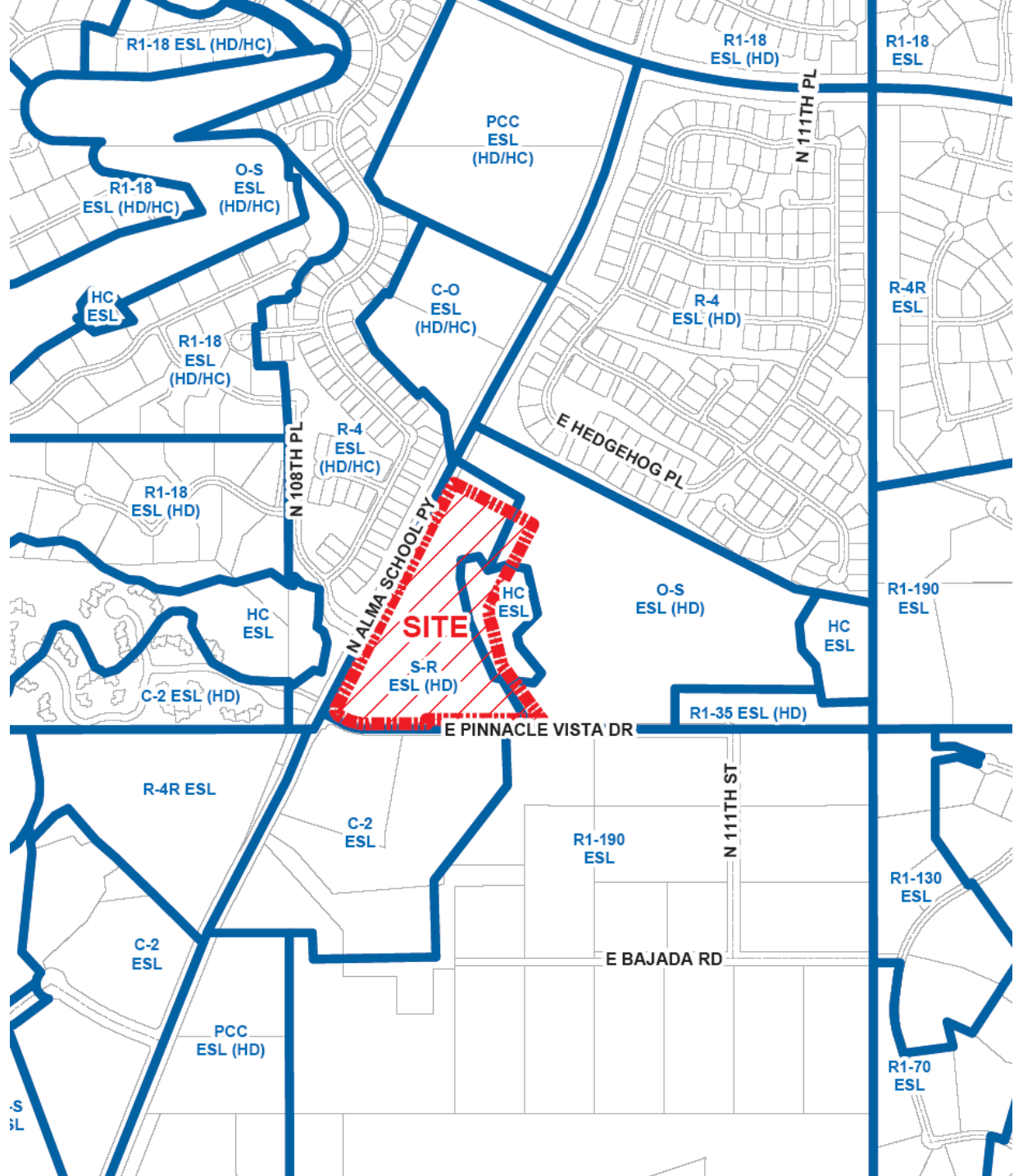
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|--|---|--|--------------------------------------|
| | Rural Neighborhoods | | Commercial |
| | Suburban Neighborhoods | | Office |
| | Urban Neighborhoods | | Employment |
| | Mixed-Use Neighborhoods | | Natural Open Space |
| | Resorts/Tourism | | Developed Open Space (Parks) |
| | Shea Corridor | | Developed Open Space (Golf Courses) |
| | Mayo Support District | | Cultural/Institutional or Public Use |
| | Regional Use District | | |
| | McDowell Sonoran Preserve (as of 8/2003) | | |
| | Recommended Study Boundary of the McDowell Sonoran Preserve | | |
| | City Boundary | | Location not yet determined |



6-ZN-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

Zoning Map



STIPULATIONS FOR CASE 6-ZN-2005

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SITE PLAN. Development shall conform to the site plan submitted by Southwest consulting, and staff dated 5/23/05. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. The number of dwelling units on the site shall not exceed 29 without subsequent public hearings before the Planning Commission and City Council.

LAND USE BUDGET TABLE:

Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units	Max # of Units
Q	13.0	S-R	2.2 +/-	2.2 +/-	29	29

3. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards dated 5/27/05 and attached. Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
4. BUILDING HEIGHT LIMITATIONS. Per the attached amended development standards, no building on the site shall exceed 18 feet in height, measured from finished pad level. However, up to 25% of the floor area of the building may be build up to 24 feet above natural grade, as long as no part of the building exceeds 18 ft. in height above finished pad level.
5. SCENIC BUFFER. The scenic buffer width along Alma School Parkway shall be a minimum of 30 feet and an average of 40 feet wide, measured from the outside edge of the street right-of-way. Unless otherwise approved by the Development Review Board, the scenic buffer shall be left in a natural condition.
6. SCENIC BUFFER DEDICATION BEFORE BUILDING PERMIT ISSUED. The final plat or site plan shall show and dedicate an easement to the city, identifying a minimum of 30 feet and an average of 40 feet wide scenic buffer easement along Alma School Parkway, as shown on the site plan dated 5/23/05.
7. PEDESTRIAN ACCESS. With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.
8. HILLSIDE DISTRICT (HD). Pursuant to the ESL Ordinance, the applicant has elected to develop the site under the Hillside District provisions however; the developer is encouraged to comply with the provisions of the ESL Ordinance to the greatest possible extent.

ENVIRONMENTAL DESIGN

1. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a 100-year peak flow rate estimated between 250 cfs and 749 cfs shall be subject to Zoning Administrator approval through a wash modification process.

2. WASH CORRIDOR EASEMENTS-ADJACENT WALLS. Solid walls adjacent to Wash Corridor easements shall comply with the following standards:
 - a. Walls shall not be constructed within the Wash Corridor easement.
 - b. Walls shall be located only within an approved construction envelope, or approved wall easement of community tract.
 - c. Solid, opaque walls higher than three (3) feet shall be set back four (4) feet from the Wash Corridor easement for each one (1) foot of solid, opaque wall height above three (3) feet. No wall shall exceed six (6) feet in height.
3. NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION. The Developer shall dedicate a minimum of 4.26 acres of NAOS on the site. This amount may include up to 1.89 acres of NAOS to be transferred from surplus NAOS areas located within the Troon Master Plan area. With the Development Review Board submittal, the developer shall submit a detailed plan for the site identifying the required NAOS and a table identifying, the required amount of NAOS, the percentage of slope, and the type of land form, for the Upper Desert Landform area.
4. NATURAL AREA OPEN SPACE-DEDICATION, CONVEYANCE AND MAINTENANCE. With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.
5. BOULDERS AND BEDROCK OUTCROPS. With the Development Review Board submittal, the developer shall submit a plan identifying all boulders larger than six (6) feet in diameter and all bedrock outcrops.
6. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be sixteen (16) feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Alma School Parkway	None required	Provide south bound left turn paint stripe holding bay. May need to reconstruct the existing median.	Provide 6 ft. wide sidewalk along Alma School Rd. separated from back of the curb, as required by the City staff.
Internal Local Condominium Street	32 foot wide condominium access easement or tract	Provide 28 foot wide back of curb to back of curb improvement as required by the City staff for all internal streets. Provide a minimum 24 ft. wide emergency vehicle access to the Fire Station/Park access Road at north. Provide a turn-around area attached to the cul-de-sacs. No raised center median is permitted within the cul-de-sacs.	Construct a minimum 4-ft sidewalk along one side of the internal streets, as required by the City staff. No on-street parking is permitted per the Fire Dept. requirement. All lots shall have frontage on a dedicated street, as required per the SR Zoning Ordinance and by the City staff.
Fire Station/Park Access Road	30 ft. wide half street dedication for the Fire Station and park access road, or as modified acceptable to Parks and Rec. Dept.	Provide Knox Box emergency access	Provide pedestrian connection/gate from project site to Park access road Provide a location for a park access sign park along park access road acceptable to Parks and Rec. Dept.

- a. The internal private streets for this site shall be designed and constructed to the local private condominium street requirements of the City of Scottsdale ESL Road Design Standards. Five foot wide sidewalks are required on both sides of the local residential streets for lots less than 20,000 square feet in area.
 - b. The developer shall provide any improvements supported by the approved traffic impact study for the site, as determined by the city staff.
 - c. Garages shall be setback a minimum of 20 ft. from back of curb for internal street.
2. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.

3. PRIVATE STREET CONSTRUCTION. All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by city staff. In addition, all private streets shall conform to the following requirements:
 - a. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
 - b. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
 - c. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements of the approved Master Drainage Plan for Troon as it relates to this subdivision.
 - f. Evaluate the overtopping of Alma School parkway near the south end of this project. Report the depth of the sheet flow over the street in a 100-year peak discharge (d100) for street access and downstream erosion purposes.
 - g. Show and call out the boundaries of a 100-year flood for all washes affecting this subdivision.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report.
 - (1). Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - (2). Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.

3. **STORM WATER STORAGE REQUIREMENT.** On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
4. **STORM WATER STORAGE EASEMENTS.** With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. **DRAINAGE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
4. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in

conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
 3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
 4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.
 5. CONVEYANCE OF TRACTS/LOTS. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the city shall be:
conveyed by a general warranty deed, and
accompanied by a title policy in favor of the city, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

ADDITIONAL INFORMATION FOR CASE 6-ZN-2005

PLANNING/DEVELOPMENT

1. **DENSITY CONTINGENCIES.** The approved density for each parcel may be decreased due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
2. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
3. **FINAL UNIT LOCATION.** The specific location of each unit shall be subject to Development Review Board approval.
4. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. scenic corridors and buffered parkways,
 - e. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - f. major stormwater management systems,
 - g. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - h. walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - i. signage,
 - j. Master Environmental Design Concept Plans.
5. **REVEGETATION OF SCENIC CORRIDORS.** The Development Review Board may approve revegetation of the Scenic Corridors.
6. **BOULDER AND ROCK OUTCROPS PROTECTION.** The protection and maintenance of boulder and rock outcrops shall be subject to Development Review Board approval.
7. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development

and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.



Kimley-Horn
and Associates, Inc.

March 23, 2005

Suite 300
7878 N. 16th Street
Phoenix, Arizona
85020

Mark E. George
Cielo Homes
5111 East Butler Drive
Paradise Valley, Arizona 85253

Re: NEC Alma School Parkway and Pinnacle Vista Drive
Traffic Statement – Scottsdale, Arizona

Dear Mr. George:

This analysis was completed to support the approval process of the proposed site located on the northeast corner of Alma School Parkway and Pinnacle Vista Drive in Scottsdale, Arizona. The site is currently zoned SR which allows for a variety of different land uses. The analysis compares the trip generating potential of the site assuming it was developed as offices to the currently proposed single-family residential uses. The analysis also includes a queuing analysis for entering and exiting queues to evaluate the potential for conflict between the site access onto Alma School Road and the gated entrance.

The site currently zoned SR would allow for an office development with a gross floor area of approximately 150,000 square feet. As proposed the site would be developed with a 30 dwelling unit single-family residential development.

Trip Generation for the Possible Office Use

Using the trip rates provided in the Institute of Transportation Engineers' *Trip Generation, 7th Edition*, the number of trips generated by the existing office zoning is calculated and shown in **Table 1**. The general office land use was used for this analysis (Land Use 710).

Table 1 – Trip Generation for Office Land Use

Land Use	ITE Code	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
General Office	710	150,000 SF		1,823	228	31	259	42	205	247

General Office (ITE 7th Edition)

Daily (ITE 710)

$$Ln(T) = 0.77 \times Ln(1000's \text{ of SF}) + 3.65$$

50% In

50% Out

AM Peak Hour (ITE 710)

$$Ln(T) = 0.80 \times Ln(1000's \text{ of SF}) + 1.55$$

88% In

12% Out

PM Peak Hour (ITE 710)

$$T = 1.12 \times (1000's \text{ of SF}) + 78.81$$

17% In

83% Out

TEL 602 944 5500
FAX 602 944 7423



As shown in **Table 1**, if developed as office the site has a trip generation potential of 1,823 daily trips with 259 trips occurring in the AM peak hour and 247 trips occurring in the PM peak hour.

Trip Generation for the Proposed Residential Use

Using the trip rates provided in the Institute of Transportation Engineers' *Trip Generation, 7th Edition*, the number of trips expected to be generated by the proposed residential development is calculated and shown in **Table 2**. The residential development will consist of single-family homes (Land Use 210).

Table 2 –Trip Generation for Residential Development

Land Use	ITE Code	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Single-Family Detached Housing	210	30 DU		343	8	22	30	23	13	36

Single-Family Detached Housing (ITE 7th Edition)

Daily (ITE 210)

$Ln(T) = 0.92 \times Ln(\text{number of DU's}) + 2.71$

50% In

50% Out

AM Peak Hour (ITE 210)

$T = 0.70 \times (\text{number of DU's}) + 9.43$

25% In

75% Out

PM Peak Hour (ITE 210)

$Ln(T) = 0.90 \times Ln(\text{number of DU's}) + 0.53$

63% In

37% Out

Table 2 shows that if developed with the proposed single-family homes the site would generate a total of 343 daily trips with 30 of these trips occurring in the AM peak hour and 36 occurring in the PM peak hour.

These calculations indicate that the proposed residential development will not impact the surrounding roadway network as much as if the site were developed with the office land use. The proposed residential development is expected to generate approximately 81 percent fewer trips (1,480 fewer trips) on a daily basis than the office. During the AM peak hour, the residential development will generate approximately 82 percent fewer trips (229 fewer trips) and, during the PM peak hour, it will generate approximately 85 percent fewer trips (211 fewer trips) than the office would generate. As can be seen from the preceding discussion, the traffic generated by the proposed residential site will not significantly impact the surrounding roadway network, and will have significantly less impact than the office land use.

Queuing Analysis for the Proposed Residential Zoning

To ensure that sufficient storage has been provided between the site access onto Alma School Parkway and the gated access, a queuing analysis was completed using the trip generation calculated for the proposed residential zoning. The queue lengths for vehicles stopped at Alma School Parkway while leaving the site and for vehicles stopped at the gated access while entering the site were calculated using the method for unsignalized intersection storage calculation as outlined in the *AASHTO A Policy on Geometric Design of Highways and Streets*, 2001 on page 718. The equation used is shown as follows:



$$\text{Storage} = [(V/60 \text{ minutes}) \times 2 \text{ minutes}] \times 25 \text{ ft/vehicle}$$

Where:

V = vehicles per hour

25 ft/veh = Average Length of Vehicles

Using this equation the anticipated queue length for both entering and exiting vehicles is 25 feet. In accordance with AASHTO guidelines it is recommended that a minimum of 50 feet of storage be provided. Per City of Scottsdale guidelines the gated access must be located a minimum of 75 feet from the Alma School Parkway intersection. Based on the results of the analysis, sufficient storage length of 75 feet has been provided to accommodate entering and exiting queues between Alma School Parkway and the gated access.

If you have any questions, feel free to call me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Michelle L. Meyer", is written over the company name.

Michelle L. Meyer, P.E.

MLM/dlc

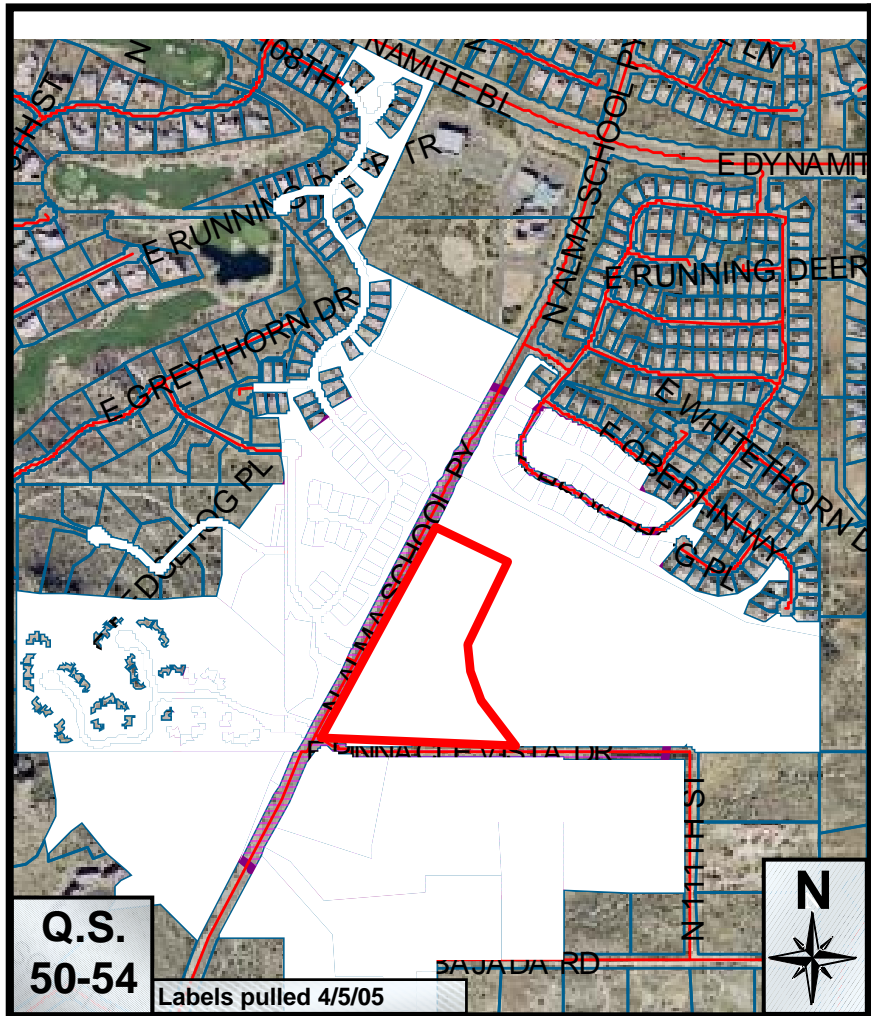
Troon North Parcel Q

6-ZN-2005

Attachment #8. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Desert Property Owners Association
- Parcel W at Troon North Homeowners Association
- Pinnacle Canyon Homeowners Association
- Pinnacle Canyon Las Ventanas at Troon North
- Troon North Association

Troon North Parcel Q

6-ZN-2005

ATTACHMENT #9

A PORTION OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

A PORTION OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



CIELO HOMES
5111 EAST BUTLER DRIVE
PARADISE VALLEY, ARIZONA 85753
PHONE: (480) 661-5425
FAX: (480) 538-0860
CONTACT: MARK GEORGE

SOUTHWEST LAND CONSULTING, P.C.
P.O. BOX 17201
FOUNTAIN HILLS, AZ 85269-7201
PHONE: (602) 291-9288
FAX: (480) 563-8221
CONTACT: SCOTT LORENTZEN, P.E.

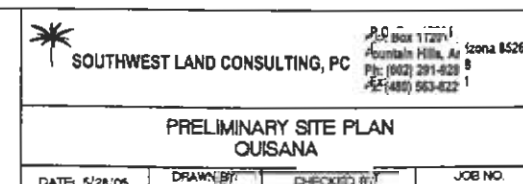
PAGE 10 AT TROON NORTH AS DESCRIBED IN BOOK 312, PAGE 43 OF THE

ZONING: 5-18 LSL (HET)
ZONING CASE#: 458-PACB3
MINIMUM FLOORPLAN AREA: 2,794 S.F.
MAXIMUM FLOORPLAN AREA: 3,348 S.F.
BUILDING HEIGHT: 18' MAXIMUM
REQUIRED NAOs: (NET AREA) (360) = 177,901 S.F.; 4.08 AC
PROVIDED ONSITE NAOs: 94,536 S.F., 2.17 AC
NATURAL: 88,049 S.F., 2.06 AC
REVEG: (AREA) (300) = 5,488 S.F.; 0.14 AC
PROVIDED OFFSITE NAOs: 83,365 S.F., 1.90 AC
PROVIDED FRONT OPEN SPACE: (NET AREA) (1200) = 142 S.F.; 1.24 AC
PROVIDED FRONT OPEN SPACE: 62,236 S.F., 1.89 AC
GROSS LOT AREA: 566,280 S.F.; 13.0 AC
NET LOT AREA: 451,181 S.F., 10.4 AC
EXISTING HILLSIDE CONSERVATION: 72,092 S.F., 1.66 AC
PROPOSED HILLSIDE CONSERVATION: 72,168 S.F., 1.66 AC
NUMBER OF WHTS: 59 LOTS
DENSITY: 22.23 UNITS/AC
FRONT SETBACK: 15' TYPICAL
REAR SETBACK: 10' MINIMUM TYPICAL
SIDE SETBACK: 0' EXCEPT 18' MIN. BETWEEN HOUSES
GARAGE SETBACK: 18' FROM BACK OF CURB

EAVE DE RW N		EMERGENCY VEHICLE ACCESS EASEMENT DRAINAGE EASEMENT RIGHT OF WAY CURVE RADIUS
	NATURAL AREA OPEN SPACE EASEMENT	
ES- HO SE		HILLSIDE CONSERVATION EASEMENT ENVIRONMENTALLY SENSITIVE LANDS HILLSIDE DISTRICT SEWER EASEMENT

GEORGE CAVALIERE
1602 E.S.
216-80-002-P

PRELIMINARY
NOT FOR
CONSTRUCTION



91	92	93	94	95	96	97	98	99	100
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shall be subordinate to the requirements approved, as part of the P-4 overlay.
(Ord. No. 1900, § 1, 7-15-86)

[Secs. 6.700 through 6.706 deleted by Ordinance No. 1585].

Sec. 6.800. (HC or HD) hillside district.

Sec. 6.801. Purpose.

The purpose of this district is to conserve mountains and protect their surrounding hillsides. The hillside district is intended to:

- A. Preserve the natural character and aesthetic value of mountains.
- B. Protect people and property from hazardous conditions particular to mountains and hillsides.
- C. Accommodate development on the hillsides while protecting the area's natural character, resources and aesthetic value.
- D. Encourage innovative hillside development by allowing the flexibility necessary to produce unique, environmentally sensitive projects.
- E. Minimize hillside disturbance and problems such as construction scars, erosion, increased runoff and downstream flood hazards.
- F. Minimize the costs to the city of providing public services and facilities to developable hillside areas and prevent development where public services and facilities cannot be feasibly provided.

Sec. 6.802. Definitions.

A. The hillside district shall include mountains and the surrounding hillsides. This district shall be superimposed over all other underlying zoning districts. The hillside district shall contain two (2) major parts: The mountains shall be designated as "hillside conservation area (HC)" and the surrounding hillsides as "hillside development area (HD)." These two (2) areas shall be separated by a "no-development" line.

B. Within the hillside conservation area (HC) the land shall be set aside for the conservation of permanent natural open space.

C. The hillside development area (HD) is established to protect the hillsides while accommodating development, subject to the special provisions and standards of this district.

Sec. 6.803. Approvals required.

No structure or building shall be built or remodeled upon land in the hillside district until:

- A. Zoning has been approved for any proposed development which may achieve the higher densities made available through density credit transfer.
- B. Development review board approval has been obtained as outlined in article I, section 1.400 and in conformance with the provisions of section 6.806 of this district, except that single family detached units shall require approval as outlined in "C" below.
- C. Site development approval has been obtained for all single-family detached dwelling units. Site development shall be approved by planning as delegated by the development review board, and shall consider only those criteria in section 6.807 of this district. Site development approval administration shall be the same as that outlined in article I, section 1.405. The planning department's decision may be appealed to the development review board.

Sec. 6.804. "No development" line determination.

A. The initial location of the "no development" line shall be determined by the occurrence of any one (1) of the following conditions that define the mountains:

1. Unstable slopes subject to boulder rolling, rockfalls, landslides;
2. Bedrock areas;
3. Slopes of fifteen (15) percent or greater;
4. Shallow, rocky mountain soils subject to severe erosion.

B. "No development" line adjustment procedure. Adjustments to the "no development" line delin-

6. If no adjustment to the "no development" lines is proposed as provided in section 6.804B., the dedication of title or easement on the hillside conservation area (HC) shall occur prior to adoption of the density transfer zoning or building permit approval, whichever comes first, on the property unless the applicant submits a phasing plan and schedule at the time of the density transfer zoning which clearly designates when and by whom the dedications shall occur. This plan and schedule shall be reviewed by the planning commission and approved by the city council.

B. Permitted uses. Buildings, structures or the placement of any impermeable surfaces shall not be permitted within the boundaries of the hillside conservation area. Uses allowed shall be limited to those compatible with the conservation of natural open space, as approved by the city council.

Sec. 6.806. Hillside development area (HD).

All development of the land in the hillside development area shall be regulated by the provisions of this section and the requirements of the underlying zoning district, except that in the event of conflict, the provisions of the hillside district shall prevail.

A. Design criteria and development standards.

1. **Natural Area Open Space.** All development proposals shall include a portion of the site within the hillside development area which is to be retained in natural area open space.
 - a. The percent of the total site required to be retained in natural area open space shall be based on the average slope of the land surface. The following natural area open space requirements shall apply:

Slope Unit	Percent Slope	Minimum % of Slope Unit To Remain As Natural Area Open Space
I	0-2	20
II	2-5	25
III	5-10	35
IV	10-15	50
V	15+	50

The natural area open space requirement for each slope category shall be fulfilled within the area of that land slope.

- b. The natural area open space requirement may be composed of two (2) types: i.e., undeveloped natural areas and restored desert areas. The schedule with which these types may apply to the natural area open space requirement is:

- (1) Undeveloped natural areas shall constitute a minimum of seventy-five (75) percent of the required open space. ~~Natural area acreage shall count at a rate of 1.0 toward the requirement.~~

- (2) Restored desert areas may meet a maximum of twenty-five (25) percent of the required open space. ~~Restored desert area acreage shall count at a rate of five-tenths toward the requirement.~~

Editor's note—The numbers for paragraphs (1) and (2) above were editorially supplied to preserve format.

- c. The following shall be used as guidelines in location of natural areas:
 - (1) Contiguous areas along drainage channels;
 - (2) Ten-foot minimum widths adjacent to roadway improvements;
 - (3) Areas contiguous with other natural areas of adjacent properties;
 - (4) Areas containing rock outcroppings;
 - (5) Areas containing soils with high permeability;
 - (6) Significant stands or clusters of native vegetation, including such species as ironwood, palo verde, mesquite and saguaro;
 - (7) Known or discovered archaeological sites.
- d. The following shall be used as guidelines in locating restored desert areas:
 - (1) In required setbacks;
 - (2) Adjacent to common recreation facilities;

- (2) Fills enclosed by retaining walls: Eight (8) feet;
 - (3) Exposed cuts: Four (4) feet;
 - (4) Open cuts shielded by buildings downslope: The height of the roof eave or parapet of the adjacent building up to eight (8) feet;
 - (5) Cuts abutting basement or earth sheltered building walls: sixteen (16) feet;
 - (6) Or as otherwise approved by the development review board.
 - e. All excess excavated material shall be removed or otherwise placed so as to become an integral part of the site development.
 - f. During construction, measures such as sediment traps or terracing shall be used around all graded areas to minimize erosion.
 - g. Whenever archaeological sites are discovered during excavation, the planning department shall be notified and mutually agreeable precautions taken to preserve the artifacts. In no case shall construction be delayed beyond thirty (30) days after notification to the city.
 - h. There shall be submitted to and approved by the engineering services director prior to issuance of any grading or building permits, a report including text and designs which indicates how the design and construction of improvements shall mitigate the specific conditions found in areas identified as unstable slopes.
4. Aesthetics.
- a. All mechanical equipment, including but not limited to air conditioning and pool equipment, shall be screened a minimum of one (1) foot higher than the highest portion of the equipment and shall be compatible with the adjacent main building.
 - b. All lighting shall be low scale and low intensity and directed downward and away from the view of others, as set forth in article V, section 5.106.
 - c. Building heights shall be limited by a plane measured thirty (30) feet vertically above the existing natural terrain elevation (prior to grading).
 - d. The surface materials of retaining walls shall be of materials which are either similar to and compatible with those of the adjacent main buildings or which blend with the natural terrain.
5. Roadways/Circulation.
- a. Road alignments, driveways and parking areas shall conform as closely as possible to natural topography.
 - b. Existing vegetation shall be preserved to the greatest extent possible in the location of roads and shall be retained as medians or buffers wherever possible within the unimproved right-of-way.
 - c. Variations in road design and construction may be permitted in order to keep grading and cut slopes to a minimum.
 - d. One-way loop roads may be constructed where appropriate for the terrain.
 - e. Combinations of collective private driveways, cluster parking areas and off-street parking bays are encouraged in order to minimize paved areas.
6. Fire Protection.
- a. Prior to development review [board] approval, the fire chief shall inspect the site to identify any unique conditions that may require special fire prevention precautions, and shall communicate the findings and recommendations to the development review board.
- B. *Natural area open space density incentive.*
- 1. A twenty (20) percent density incentive may be allowed for cluster housing projects where the approved plan contains

- D. *Modification procedure.* If the applicant wishes to propose a modification to the design criteria and development standards of the underlying zoning district, additional written and graphic material shall be prepared to accompany the application. The materials shall illustrate the conditions that the modified standards will produce. The material shall enable the planning commission and city council to make the determination that the modification will produce a living environment, landscape quality and lifestyle equal to or superior to that produced by the existing design criteria and development standards.

(Ord. No. 1922, § 1, 11-4-86)

Sec. 6.807. Application requirements.

A. All zoning, development review, and single family building permit (where the parcel was not subdivided under the hillside district) applications in the hillside district shall include the following items in addition to normal application requirements:

1. A base topographic contour map with two-foot contours in hillside development (HD) areas and ten-foot contours in hillside conservation (HC) areas for all application maps.
2. A legal description of the property.
3. The size in acres of the property.
4. The proposed number of units and densities over the entire property and for the hillside development (HD) areas.
5. A general location map showing the site and its relationship to nearby collector or larger streets.

B. All zoning applications shall include the additional following items in addition to other normal application requirements:

1. An environmental analysis including the following reports and maps (which shall be at a scale no larger than one (1) inch equals one hundred (100) feet):
 - a. General location map of hillside factors including unstable slopes; bedrock areas; and two (2) percent, five (5) percent,

ten (10) percent, fifteen (15) percent and twenty-five (25) percent slope lines.

- b. Rectified or semi-rectified aerials at the same scale as the hillside factors map.
 - c. A geology and soils report identifying the geologic structures on the site, general geological recommendations for the design and construction of grading, and soils with high shrink-swell potential, high percolation rates, or particularly susceptible to erosion.
 - d. Map(s), at a scale no larger than one (1) inch equals two hundred (200) feet, delineating one hundred-year storm floodplains along drainageways where the estimated flow under natural conditions is equal to or greater than two hundred fifty (250) C.F.S.
2. A development program including the following reports and maps (which shall be at a scale no larger than one (1) inch equals two hundred (200) feet):
- a. The proposed area in acres of hillside development (HD) and conservation (HC) areas.
 - b. A development plan showing the proposed configuration, size in acres, number of residential units or nonresidential square footage, and underlying zoning categories for each use.
 - c. A development phasing map delineating the configuration, size in acres, and general sequence of integral development and dedication and easement units.
 - d. A circulation plan map delineating the location and classification of all major public or private streets, all required public parking areas, pedestrian ways, trails, and bikeways.
 - e. A visual analysis presentation which clearly portrays the major views to and from the site, the principal or unique visual features on or adjacent to the site, and the general relationship and character of hillside development (HD) and conservation (HC) areas. This may include such materials as slides, photographs, cross-sections, maps, or models.